125.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,184,400 / 1,184,400
					USE VALUE:	1,184,400 / 1,184,400
					ASSESSED:	1,184,400 / 1,184,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SGOUROS ANTHONY C
Owner 2:	TR OF SGOUROS REALTY TR
Owner 3:	
Street 1:	37 CHURCHILL AV
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2628 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5986.000	639,300	5,500	539,600	1,184,400
Total Card	0.137	639,300	5,500	539,600	1,184,400
Total Parcel	0.137	639,300	5,500	539,600	1,184,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.69 | /Parcel: 450.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	639,300	5500	5,986.	539,600	1,184,400		Year end	12/23/2021
2021	104	FV	609,800	5500	5,986.	539,600	1,154,900		Year End Roll	12/10/2020
2020	104	FV	609,800	5500	5,986.	539,600	1,154,900	1,154,900	Year End Roll	12/18/2019
2019	104	FV	454,400	5800	5,986.	569,600	1,029,800	1,029,800	Year End Roll	1/3/2019
2018	104	FV	427,100	5800	5,986.	419,700	852,600	852,600	Year End Roll	12/20/2017
2017	104	FV	400,300	5800	5,986.	401,700	807,800	807,800	Year End Roll	1/3/2017
2016	104	FV	400,300	5800	5,986.	371,700	777,800	777,800	Year End	1/4/2016
2015	104	FV	356,200	6000	5,986.	311,800	674,000	674,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14895-342		2/1/1983		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2014	1715	Siding	17,500					Re-side house with

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5986		Sq. Ft.	Site		0	90.	1.00	10									539,624						539,600	

Total AC/HA: 0.13742 | Total SF/SM: 5986 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 539,624 | Spl Credit: | Total: 539,600

User Acct

80138

GIS Ref

GIS Ref

Insp Date

05/19/18

!9658!

PRINT

Date	Time
12/30/21	09:24:52

LAST REV

Date	Time
06/13/18	14:06:12

apro

PAT ACCT. 9658

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
3/20/2009	Inspected	163	PATRIOT
2/4/2009	Measured	336	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	80138
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05384612
Const Adj.:	1.00989902
Adj $ / SQ:	191.570
Other Features:	119000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785345
Depreciation:	146074
Depreciated Total:	639271

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

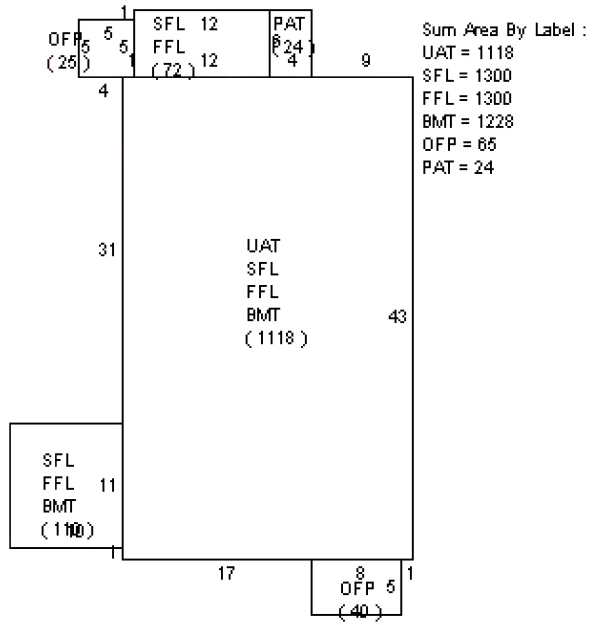
No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	210.73
Special Features:	0	Val/Su Net:	152.32
Final Total:	639300	Val/Su SzAd	245.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,300	191.570	249,041
SFL	Second Floor	1,300	191.570	249,041
BMT	Basement	1,228	57.470	70,574
UAT	Upper Attic	280	83.720	23,399
OFP	Open Porch	65	42.300	2,749
PAT	Patio	24	6.060	145
	Net Sketched Area:	4,197	Total:	594,949
Size Ad	2600	Gross Area	5035	FinArea 2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	10	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1975	21.25	T	35.2	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	Total: 5,500

IMAGE

AssessPro Patriot Properties, Inc